

# ENVIRONMENTAL CHECKLIST

## WAC 197-11-960

TTS Land Company LLC  
**145 S. WORTHEN STREET**  
WENATCHEE WA 98801

### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

### **A. BACKGROUND**

1. Name of proposed project, if applicable: **145 S. Worthen ST.**

2. Name of applicant:

**Tom Leach**  
**TTS Land Company LLC**  
**3334 NE Harrison St.**  
**Issaquah, WA. 98029**

**c/o Mark J Neal, MJ Neal Associates Architects**

3. Address and phone number of applicant and contact person:

**(509) 663-6455**  
**PO Box 1945, Wenatchee, WA 98801**

4. Date checklist prepared:

**February 2, 2015**

5. Agency requesting checklist:

**City of Wenatchee**

6. Proposed timing or schedule (including phasing, if applicable):

**Spring of 2015 to fall of 2015**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**No.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**A Geotechnical Site Investigation will be prepared.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**No.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**City of Wenatchee Building Permit**

**Shoreline Substantial Development Permit**

**Jarpa Permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The new 13,998 square foot building will have a daylight ground floor, a main entry main floor and an upper floor. The building's footprint will be 4,666 sf. The building will have an office use for multiple tenants. The site is 27,007 sf (0.62 Acres) See attached plans.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The project is located in Section 03, Township 22N, Range 20. Wenatchee in Chelan County, Washington. The property is situated between S Worthen Street and the Wenatchee Riverfront Park. The address is: 145 S. Worthen St Wenatchee, WA 98801**

**Legal Description:**

**Riverfront Lot 8, Lot A BLA 3130, Lot A BLA 2549, BLA 2481, BLA 2327, Acres 0.6200**



**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other . . . . . **Flat**

b. What is the steepest slope on the site (approximate percent slope)?  
**2% slope**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**Sandy Loam**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**New grade to be sloped away from the building and to match neighboring grade level. An estimated 1,800 c.y. of fill at the parking lot in order to provide drainage and align with the neighboring parking lots. Fill dirt will be obtained from local sources and from basement excavation approximately 1,100 c.y.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Erosion due to typical construction activities is expected to be minimal because of geographic constraints of the site; it is lower than adjacent properties. Erosion control measures will be taken via erosion control plan to prevent sedimentation entering the storm water system.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**68%**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**Landscaping, including ground cover rooting and rockeries where appropriate.**

- a. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Exhaust fumes from automobiles and construction equipment. When the project is complete emissions will be negligible and consistent with office buildings of similar size.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None known.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Water exposed soil to allay dust.**

**3. Water****a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**Yes. Columbia River, 200 feet to the East.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Yes. The building will be within the 200 feet but the parking will be beyond the 200 feet. See attached plans.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

**b. Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**No.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None .**

## c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Collect storm water and discharge to city system.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**No.**

## d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**On site collection and disposal to city system. Landscaping to reduce erosion during water path to on-site collection points.**

## 4. Plants

## a. Check or circle types of vegetation found on the site:

- \_\_\_\_\_ deciduous tree: alder, maple, aspen, other  
 \_\_\_\_\_ evergreen tree: fir, cedar, pine, other  
 \_\_\_\_\_ shrubs  
 \_\_\_\_\_ grass  
 \_\_\_\_\_ pasture  
 \_\_\_\_\_ crop or grain  
 \_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other  
 \_\_\_\_\_ **X** other types of vegetation  
**Weeds and sparse grasses.**

## b. What kind and amount of vegetation will be removed or altered?

**Weeds will be removed. Entire site is clear of any other vegetation. The entire site will be hard surface or landscaped.**

## c. List threatened or endangered species known to be on or near the site.

**None known**

## d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**New landscaping compatible with the park landscape and neighboring parking islands and strips.**

## 5. Animals

## a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

## b. List any threatened or endangered species known to be on or near the site.

**None known.**

- c. Is the site part of a migration route? If so, explain.

**No.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**None**

#### 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electrical – heating and general office requirements.**

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

**No.**

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

**Thermally efficient window systems and well insulated and tightly built building envelope along with efficient mechanical system in compliance with the state's energy code.**

#### 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

**No.**

- 1) Describe special emergency services that might be required.

**None required.**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**None**

#### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**Railroad**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Construction – construction equipment and tools generally from 7:00am to 6:00pm**



3) Proposed measures to reduce or control noise impacts, if any:

**The construction noise will comply with Municipal noise ordinances.**

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties?

**Site is currently undeveloped.**

**North- Business/Office Building**

**East – Riverfront Park**

**South – Business/ Office Building**

**West – Warehouse and Car Sales Lot**

b. Has the site been used for agriculture? If so, describe.

**No.**

c. Describe any structures on the site.

**None**

d. Will any structures be demolished? If so, what?

**None**

e. What is the current zoning classification of the site?

**Waterfront Mixed Use**

f. What is the current comprehensive plan designation of the site?

**Waterfront Mixed Use**

g. If applicable, what is the current shoreline master program designation of the site?

**Chelan County's Shoreline Master Program**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**No.**

i. Approximately how many people would reside or work in the completed project?

**18 to 30 staff.**

j. Approximately how many people would the completed project displace?

**None.**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**None required.**

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**Plans will be submitted to the City of Wenatchee to be reviewed for compliance with zoning and the comprehensive plan.**

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**None.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**N/A**

- c. Proposed measures to reduce or control housing impacts, if any:

**N/A**

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**35'-0"**

**Stucco siding and Metal Roof**

- b. What views in the immediate vicinity would be altered or obstructed?

**End views of adjacent office buildings will be slightly affected.**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**Building has been aligned with the neighboring buildings and designed with jogged walls in order to minimize the view obstruction.**

11. **Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Reflections from the windows and entry storefront system that are common with office buildings. Summer evening sun may cause reflections on the parking lot side.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**There is no foreseen problem since the building is setback from the street and there will be landscaping and trees that will reduce the glare.**

- c. What existing off-site sources of light or glare may affect your proposal?

**None known**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**Exterior lighting is fitted with cutoff shields. Avoid using highly reflective glass.**

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**Wenatchee Riverfront Park.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**New landscaping will be made to match the parks atmosphere as well as a gate that can create a connection between the site and the park.**

**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**No.**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**None known**

- c. Proposed measures to reduce or control impacts, if any:

**N/A**

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**S Worthen Street is the street of access for the site. See attached drawings for the sites vicinity map.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**Transit Station and closest transit stop is less than 1/4 mile.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**38 parking spaces will be provided. The parking will be connected to neighboring parking areas. No parking will be eliminated.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**No new roads or streets.**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**The project is across the street from rail transportation.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**110 vehicular trips per day. 8:00am, Noon, and 5:00pm will be peak hours.**

- g. Proposed measures to reduce or control transportation impacts, if any:

**None**

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**Typical services of fire and police enforcement.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

**Providing a fire suppression system and a well-lit site.**

#### 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

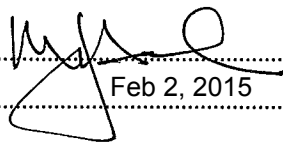
**Electricity – Chelan County PUD**

**Sewer, Water, Storm – City of Wenatchee**

**Garbage – Waste Management Inc.**

#### C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: .....  .....

Date Submitted: ..... Feb 2, 2015 .....

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.